CITY OF TEMPEAMENDMENTS TO THE
2009 INTERNATIONAL EXISTING BUILDING CODE
ARTICLE 2-400 OF THE
TEMPE CITY CODE

Sec. 202. General Definitions.

Existing Building. A building for which a certificate of occupancy has been issued.

Sec. 301 General.

Section 301.1 Scope. The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures as referenced in the Tempe Administrative Code, Section 101.4.7.2.

> **Exception**: Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300-02.
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> *Section 301.1.1 Compliance with other methods*. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions of this chapter or with one of the methods provided in the Tempe Administrative Code, Section 101.4.7.1.

Sec. 401 General.

Section 401.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 5 through 12 and shall apply to the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures, as referenced in the Tempe Administrative Code, Section 101.4.7.3. The work performed on an existing building shall be classified in accordance with this chapter.

> *Section 401.1.1 Compliance with other alternatives*. Alterations , repairs , additions and changes of occupancy to existing structures shall comply with the provisions of Chapters 4 through 12 or with one of the alternatives provided in the Tempe Administrative Code, Section 101.4.7.1.

Sec. 406. Change of Occupancy.

Section 406.1. Scope. Change of occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2 and where the building has been legally occupied for at least one year.

Sec. 506 Structural.

Section 506.2.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the code official. The evaluation shall establish whether the damaged building, if repaired to its predamaged state, would comply with the provisions of the International Building Code, except that the seismic design criteria shall be the reduced IBC level seismic forces specified in the Tempe Administrative Code, Section 101.4.7.5.2.

Section 506.2.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish that the building in its predamage condition complies with the provisions of Section 506.2.2.1, then the building shall be rehabilitated to comply with the provisions of this section. The wind load for the repair and rehabilitation shall be those required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be in accordance with the International Building Code. The seismic loads for this rehabilitation design shall be those required by the building code in effect at the time of original construction, but not less than the reduced-level seismic forces specified in the Tempe Administrative Code, Section 101.4.7.5.2.

Sec. 606 Structural.

Section 606.2.1 Wall anchors for concrete and masonry buildings. Where a permit is issued for reroofing more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E or F with a structural system consisting of concrete or reinforced masonry walls with a flexible roof diaphragm or unreinforced masonry walls with any type of roof diaphragms, the work shall include installation of wall anchors at the roof line to resist the reduced International Building Code level seismic forces as specified in the Tempe Administrative Code, Section 101.4.7.5.2 and design procedures of Section 101.4.7.5, unless an evaluation demonstrates compliance of existing wall anchorage.

Section 606.3.1 Bracing for unreinforced masonry bearing wall parapets. Where a permit is issued for reroofing for more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E or F that has parapets constructed of unreinforced masonry, the work shall include installation of parapet bracing to resist the reduced International Building Code level seismic forces as specified in the Tempe Administrative Code, Section 101.4.7.5.2, unless an evaluation demonstrates compliance of such items.

Sec. 807 Structural.

Section 807.4.2 Substantial structural alteration. Where more than 30 percent of the total floor and roof areas of the building or structure have been or are proposed to be involved in structural alteration within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the International Building

Code for wind loading and with reduced International Building Code level seismic forces as specified in the Tempe Administrative Code, Section 101.4.7.5.2 for seismic loading. For seismic considerations, the analysis shall be based on one of the procedures specified in Section 101.4.7.5. The areas to be counted toward the 30 percent shall be those areas tributary to the vertical load-carrying components, such as joists, beams, columns, walls and other structural components that have been or will be removed, added or altered, as well as areas such as mezzanines, penthouses, roof structures and in-filled courts and shafts.

Section 807.4.3 Limited structural alteration. Where not more than 30 percent of the total floor and roof areas of the building are involved in structural alteration within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the loads applicable at the time of the original construction or of the most recent substantial structural alteration as defined by Section 807.4.2. Any existing structural element whose seismic demand-capacity ratio with the alteration considered is more than 10 percent greater than its demand-capacity ratio with the alteration ignored shall comply with the reduced International Building Code level seismic forces as specified in the Tempe Administrative Code, Section 101.4.7.5.2.

Sec. 907 Structural.

Section 907.3.1 Compliance with the International Building Code level seismic forces. Where a building or portion thereof is subject to a change of occupancy that results in the building being assigned to a higher occupancy category based on Table 1604.5 of the International Building Code ; or where such change of occupancy results in a reclassification of a building to a higher hazard category as shown in Table 912.4; or where a change of a Group M occupancy to a Group A, E, I-1, R-1, R-2 or R-4 occupancy with two-thirds or more of the floors involved in Level 3 alteration work, the building shall comply with the requirements for International Building Code level seismic forces as specified in the Tempe Administrative Code, Section 101.4.7.5.1for the new occupancy category.

Exceptions:

1. Group M occupancies being changed to Group A, E, I-1, R-1, R-2 or R-4 occupancies for buildings less than six stories in height and in Seismic Design Category A, B or C.
2. Where approved by the code official, specific detailing provisions required for a new structure are not required to be met where it can be shown that an equivalent level of performance and seismic safety is obtained for the applicable occupancy category based on the provision for reduced International Building Code level seismic forces as specified in the Tempe Administrative Code, Section 101.4.7.5.2.

3. Where the area of the new occupancy with a higher hazard category is less than or equal to 10 percent of the total building floor area and the new occupancy is not classified as Occupancy Category IV. For the purposes of this exception, buildings occupied by two or more occupancies not included in the same occupancy category, shall be subject to the provisions of Section 1604.5.1 of the International Building Code. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.

Sec. 1001 General.

Section 1001. Scope. An addition to a building or structure shall comply with the building, plumbing, electrical, and mechanical codes and all other codes and standards for new construction, without requiring the existing building or structure to comply with any requirements of those codes or of these provisions.

> Exception: In flood hazard areas, the existing building is subject to the requirements of Section 1003.5.

All additions to existing buildings or structures and all buildings or structures that are expanded by an addition(s) shall be provided with an automatic fire protection system complying with the International Building Code Section 903.3 as applicable.

> **Exception**: An existing non-sprinklered building or structure and additions to such existing building, provided the occupancy of the existing building is not changed, the addition is the same occupancy, and the total area of all such additions to the building do not exceed 1000 square feet.

Sec. 1003 Structural.

Section 1003.3.1 Vertical addition. Any element of the lateral-force-resisting system of an existing building subjected to an increase in vertical or lateral loads from the vertical addition shall comply with the International Building Code wind provisions and the International Building Code level seismic forces specified in the Tempe Administrative Code, Section 101.4.7.5.1 of this code.

Section 1003.3.2 Horizontal addition. Where horizontal additions are structurally connected to an existing structure, all lateral-force-resisting elements of the existing structure affected by such addition shall comply with the International Building Code wind provisions and the International Building Code level seismic forces specified in the Tempe Administrative Code, Section 101.4.7.5.1 of this code.

Sec. 1301 General.

Section 1301.1 Scope. The provisions of this chapter shall apply to the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures, as referenced in the Tempe Administrative Code, Section 101.4.7.4. The provisions of this chapter are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, alteration, addition and change of occupancy without requiring full compliance with Chapters 4 through 12, except where compliance with other provisions of this code is specifically required in this chapter.

> *Section 1301.1.1 Compliance with other methods*. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions of this chapter or with one of the methods provided in the Tempe Administrative Code, Section 101.4.7.1.

*Section 1301.2 Applicability***.** Structures existing prior to September 1, 2011 in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or Group I.

> *Section 1301.3.1 Hazards*. Where the code official determines that an unsafe condition exists as provided for in Section 116, such unsafe condition shall be abated in accordance with the Tempe Administrative Code, Section 108.

Sec. 1407 Automatic sprinkler system.

Section 1407.1 Completion before occupancy. In portions of a building where an automatic sprinkler system is required by this code, it shall be unlawful to occupy those portions of the building until the automatic sprinkler system installation has been tested and approved, except as provided in the Tempe Administrative Code, Section 107.4.

Sec. A202 Scope.

The provisions of this chapter shall apply to wall anchorage systems that resist out-of-plane forces and to collectors in existing reinforced concrete or reinforced masonry buildings with flexible diaphragms. Wall anchorage systems that were designed and constructed in accordance with the 2003 or 2006 International Building Code shall be deemed to comply with these provisions.

Sec. A502 SCOPE

The provisions of this chapter shall apply to all buildings having concrete floors or roofs supported by reinforced concrete walls or by concrete frames and columns. This chapter shall not apply to buildings with roof diaphragms that are defined as flexible diaphragms by the building code, and shall not apply to concrete frame buildings with masonry infilled walls.

Buildings that were designed and constructed in accordance with the seismic provisions of the 2003 or 2006 International Building Code or later editions of these codes shall be deemed to comply with these provisions, unless the seismicity of the region has increased since the design of the building.

Sec. A506 Tier 2 Analysis Procedure.

Section A506.3 Analysis procedure. A structural analysis shall be performed for all structures in accordance with the requirements of the building code, except as modified in Section A506. The response modification factor, R, shall be selected based on the type of seismic-force-resisting system employed and shall comply with the requirements of the Tempe Administrative Code, Section 101.4.7.1.